

APPLICATION NO: 23/00423/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Prescott
Town Council

LOCATION: Tesco Petrol Station, Steley Way, Prescott, Knowsley, L34 5NQ

PROPOSAL: CHANGE OF USE OF EXISTING CAR PARKING SPACES TO JET
WASH BAY

Site Description

The application site is a petrol station to the south of Steley Way. The petrol station is associated with the large Tesco supermarket to the north of Steley Way. The site comprises a mixture of a petrol station building, car parking areas and landscaping areas. There are residential properties to the south of the site. The distance from the proposed jet wash to the nearest residential property would be 51 metres.

Proposal

The proposal is for the change of use of the existing car parking spaces to a jet wash bay. This would comprise of 1.8-metre-high screens, a jet wash machine and other associated street furniture.

Consultations

Environmental Health - No objection subject to a condition to limit the use of jet wash facilities from 7am to 10pm (weekday) and 9am to 10pm (weekends and Bank Holidays).

Highways – No Objection.

Representations

This application has been publicised by letters sent to 31 neighbours. No comments have been received.

Planning History

A similar recent application at the site was withdrawn (22/00658/FUL). The proposed jet wash was located closer to the south of the site and nearer to neighbours than the current proposal.

Other applications have been approved at the site; however these are not directly relevant to the current proposal.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS13 - Principal Regeneration Area – South Prescott
CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Primarily Residential Area

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The application site is used currently as a petrol station with parking for the retail store to the north. The addition of a jet wash bay to the site would be ancillary to, and compatible with, the existing petrol station at the site. Therefore, the application is considered acceptable in principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The proposals have been amended from the previous application and now the jetwash is positioned within the centre of the site and away from sensitive residential properties. As a result, there will not be any harm to residential amenity from the proposal. This is supported by the views of the council's environmental health department who have no objection subject to a condition to limit the hours of the jetwash from 7am to 10pm weekdays and 9am to 10pm weekends and bank holidays.

Overall, provided the hours of the jetwash are restricted, then there would be no harm to residential amenity.

Design

The jetwash would be closer to the road than the existing petrol station. However, it would be viewed against the backdrop of a much larger structure and would be visually subordinate to the existing petrol station. The jetwash would also be partly obscured by landscaping and signage from the direction of the roundabout and surrounding roads. In addition, the jet wash would not be in close proximity to any of the surrounding roads and is set back within the site.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would result in a loss of 5 spaces reducing the number of spaces from 59 to 54. However, when considered in the context of the site and the main Tesco Car Park to the north, the loss in spaces would be very minor.

As a result, there would not be material harm to highway safety from the proposal. This is supported by the views of the council's highways department who have no objection to the application.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity and highways. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Location and Block Plan - PA01a - (received 18/04/2023)
- b. Proposed Site Layout - PA04b - (received 18/04/2023)
- c. Proposed Elevations - PA05b - (received 18/04/2023)

Reason: For the avoidance of doubt.

- 3) **Jet Wash Hours**

The Jet Wash facilities hereby approved shall not be used outside the following hours:

- 07:00 – 22:00 on Weekdays
- 09:00 – 22:00 on Weekends and Bank Holidays.

Reason: In order to protect residents from noise and disturbance at night time.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

7 June 2023

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

N/A

Appendix 1 – Site Photographs



